The Secretary of the Interior's Standards for the Treatment of Historic Properties

Cultural properties Internal Training

Building 1051
(FAI-00456)

Building 1555
(FAI-00467)

Standards and Guidelines

- *The Secretary of the Interior's Standards for the Treatment of Historic Properties* provides guidance on appropriate treatment methods for historic properties.
- Intended to promote historic preservation best practices in order to protect historic and cultural properties.
- *The Secretary of the Interior Guidelines* offer general design and technical recommendations for the each treatment method in relation to specific materials, structural systems, site, and setting.
- Together, the Standards and Guidelines can be used to responsibly carry out historic preservation projects.

Treatment Methods

Preservation

Rehabilitation

Restoration

Reconstruction

Preliminary Research

What to Consider when Choosing a Treatment

The relative importance of the property	The property's physical condition	The suitability of new uses	Mandated code requirements

Preservation

- "The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property."
- Applicable to historic properties where character-defining features are intact.
- Treatment work focuses on:
  - Resource maintenance; and
  - The least invasive repairs to retain historic features.

Preservation Guidelines

- Character-defining materials and features must be identified and maintained.

- Examples of character-defining features for Fort Wainwright include:

  - The hip and gable roofs of the World War II era buildings;
  - Exposed structural elements in the North Post warehouse buildings; and
  - The North Post parade ground

Building 1051 (FAI-00456) contains a hip and gable roof, a characteristic of the World War II era buildings on Post.

Preservation Guidelines

Maintain

Repair

Replace

- Maintenance activities for preservation projects involve a minimal amount of intervention. Maintenance measures are generally unobtrusive and are the preferred treatment.
- Repairs may be warranted when historic features show signs of deterioration.
- Replacement of historic materials is not an option under the guidelines for preservation.

Preservation Example – Brick Apartment House

Brick Apartment House, Dutch Harbor Naval Operating Base and Fort Mears NHL, Dutch Harbor, Alaska. (UNL-00113)

Rehabilitation

- "The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values."

- Applicable to historic properties where:
  - Features and finishes have become severely damaged or deteriorated;
  - Repair or replacement work will be required;
  - The functional use will be changed; or
  - New additions will be constructed.

- Replacement of historic materials may be an acceptable option if damage to materials is severe or if features are missing completely.

Rehabilitation Guidelines

- The Secretary of the Interior's Standards for Rehabilitation allow for limited replacement in kind when:
  - Original materials are severely deteriorated or partially missing and;
  - Materials have surviving prototypes.
- Full replacement may be allowable when original materials are irreparable.
- Salvageable historic materials should never be removed or replaced.

Damage from a flood in 1969 required the replacement of original materials and finishes on the first floor and in the basement of Building 1555.

Rehabilitation Guidelines

- New additions on historic buildings should be avoided if at all possible.
- Alternative solutions to accommodate new uses should be investigated.
- When they are warranted, new additions should:
  - Be clearly differentiated from the historic building and;
  - Refrain from adversely affecting character-defining features.

The 1970s addition to Building 1541 (FAI-00503) shows clear differentiation but fails to harmonize with historic materials of the original building, thus compromising the building's integrity and character.

Rehabilitation Example – Building 1555

Building 1555 (Post Headquarters) (FAI-00467)

Restoration

- "The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period."

Building 1024 (FAI-00449) provides an example of restoration work on Post.

Reconstruction

- "The act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location."

Tornado debris from original WWII mess hall at Fort Leonard Wood (January 2011)

Reconstructed mess hall (April 2012)

Summary

- The Secretary of the Interior's Standards for the Treatment of Historic Properties are designed to provide clarification and general guidance for treating historic properties.

- The treatment guidelines are based on The Standards treatment methods and are applicable to historic properties.

- Choosing a suitable treatment plan for a historic resource will require careful research and planning, as each of the treatment alternatives are very different in their individual approach and methods.

- The standards and guidelines for each treatment type should be closely followed during treatment work in order to prevent damage to the resource's character-defining features and historic integrity.